



**MASEFIELD AVENUE ALLOTMENTS,
HOLMEWOOD, DERBYSHIRE**

DESK-BASED ASSESSMENT

Report Number 2011/57 December 2011



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NON-TECHNICAL SUMMARY

This report presents the results of an archaeological desk-based assessment on the site of allotments at Masefield Avenue, Holmewood, Derbyshire. The assessment was required to inform proposed housing development at the site. The site was within the medieval manor of Williamthorpe, and was located to the south of the 18th-century Williamthorpe Hall, which may have been located on the site of a medieval manor house. By the 19th century, the site was depicted as fields, becoming allotments associated with miners' housing in the early 20th century. Towers supporting an aerial ropeway for Williamthorpe Colliery were shown within the site in 1938 and 1962. Current features within the site are related to the derelict allotment gardens. The potential for remains associated with medieval settlement at Williamthorpe is unclear, and the current understanding of below-ground conditions is poor. The proposed development is within the immediate vicinity of a Grade II Listed building. The impact of the development on the setting of the building is considered to be low.

KEY PROJECT INFORMATION

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1 INTRODUCTION

This report presents the results of an archaeological desk-based assessment for the site of allotment gardens at Masfield Avenue, Holmewood, Derbyshire. The assessment was required to inform a planning application for housing development at the site. The assessment comprised documentary and cartographic research and a site visit, and was undertaken in line with guidance from the Institute for Archaeologists (IfA 2008) and industry best practice. ArcHeritage were commissioned by Planning Design Practice Ltd to undertake the assessment.

2 LOCATION, GEOLOGY AND TOPGRAPHY

The site is located in the centre of Holmewood, Chesterfield, Derbyshire (Figure 1). The site, centred on NGR SK 4305 6602, is bordered to the south by Heath Road, to the west and east by housing, and to the north by Holmewood Business Park. The site, 1130m² in extent, currently comprises abandoned allotments. The underlying geology comprises mudstone, siltstone and sandstone of the Pennine Middle Coal Measures formation.

3 METHODOLOGY

3.1 Aims and objectives

The general aim of the assessment is to determine the nature of the archaeological resource in areas affected by the proposed development. This is achieved by collating existing archaeological and historic information relating to the proposed development area and its immediate environs and by placing it in its local, regional and national context.

3.2 Sources

All readily available published and unpublished documentary sources were consulted, including historic maps and recent aerial photographic data. Information on recorded heritage assets within a 1km radius of the proposed development area was obtained from the regional authority. Relevant documents, databases and secondary sources, published and unpublished, were consulted. Data was collected from the following sources:

- Derbyshire Historic Environment Record (HER);
- Derbyshire Record Office;
- Derbyshire Local Studies Library;
- Heritage Gateway online;
- Multi-Agency Geographic Information for the Countryside (MAGIC);
- ArcHeritage library.

A site visit was undertaken on the 25th November 2011 to investigate the current condition of the site, the location of any above-ground remains or structures, and any areas where ground disturbance is likely to have damaged sub-surface deposits.

No geotechnical reports were available for the assessment, so the nature of sub-surface deposits is unclear.

3.3 Designations

All cultural heritage designations were checked for the area, including Scheduled Ancient Monuments (SAM), Listed Buildings, Conservation Areas, Registered Parks and Gardens and Registered Battlefields within the vicinity. The site is not within a Conservation Area and there are no Registered Parks, Gardens or Battlefields within the vicinity. There is one Grade II Listed Building within 1km of the site. This is the former Williamthorpe Hall Farm on Searston Avenue, located just to the south of the proposed development. There are no SAMs within the 1km search area. The nearest SAM is the defended manorial complex at Stainsby (SAM 29896, SK 4490 6562), which is 1.6km from the proposed development. This will not be impacted by the proposed development.

3.4 Planning policies

The North East Derbyshire Local Plan (adopted 2005) contains policies related to the historic environment. These policies were based on governmental guidance set down in PPG16 (Archaeology and Planning, 1990) and PPG15 (Planning for the Historic Environment, 1994). This guidance has now been superseded by PPS5 (Planning and the Historic Environment, 2010), which provides a framework for the investigation of sites and the management of heritage assets, including Conservation Areas, Listed Buildings, non-listed historic buildings, and archaeological remains, which are considered to be a finite and non-renewable resource.

Within areas which are likely to have the potential for the survival of archaeological deposits, an assessment of the nature and significance of the remains will be expected (PPS5 policy HE6, Local Plan policy BE6). Proposals that would adversely affect a significant archaeological resource will only be permitted where it has been demonstrated that the overall benefits of the proposed development clearly outweigh the need to safeguard the interest of the feature, and where archaeological remains can be preserved in situ or by record (PPS policies HE9, HE12, Local Plan policy BE6). Proposals that might affect the setting of a listed building are expected to be designed to preserve or enhance the nature of the setting (Local Plan policy BE9).

4 BASELINE CONDITIONS

4.1 Archaeological and historical background

A gazetteer of known heritage assets is given in Appendix 1 and illustrated on Figure 2. This has been compiled from Derbyshire HER, the Heritage Gateway and historic mapping.

4.1.1 *Prehistoric and Romano-British 10,000 BC-AD 450*

No prehistoric to Romano-British sites are recorded within 1km of the proposed development in any of the sources consulted. At a greater distance, the remnants of a Roman road known as Ryknield Street are recorded as Scheduled Ancient Monuments in the vicinity of Tupton. This was a major north-south military road connecting forts at Derby, Chesterfield and Doncaster, and running close to the current route of the A61 (Hart 1981, 91-2). The road is located c.4km from the proposed development site.

4.1.2 *Medieval AD 450-1485*

The manor of Williamthorpe was recorded in the Domesday Survey of 1086 as *Wilelmestorp*, meaning 'Willelm's outlying farm' (Cameron 1959, 333-4). The manor, along with Pilsley and Owlcotes, was owned in 1066 by 'Young Swein', and was given by William the Conqueror to Walter Deincourt. The manor had jurisdiction over North Wingfield (Morgan 1978). In the 14th century, the manor passed by marriage to Oliver de Barton, and was later held by the Babington family, being transferred to Sir Thomas Chaworth in 1415 (Tilley 1899, 265). The manor also appears to have been known as North Wingfield Woodthorpe (Tilley 1899, 235). It is unclear whether any of these landowners were resident within the manor; the Deincourts are thought to have had their main residence at Danesmoor, near Clay Cross. A medieval manor house for the landowner or their steward may have been located on the site of the later Williamthorpe Hall.

The extent and location of medieval settlement at Williamthorpe is unclear. The information in the Domesday survey mentions 12 villagers and three smallholders in the combined manors of Pilsley, Owlcotes and Williamthorpe (Morgan 1978).

4.1.3 *Post-medieval to modern AD 1485-present*

During the Elizabethan period, the manor was held by the Lords Sheffield, being sold to Sir William Cope in 1637. The Copes sold the estate in 1675 to Sir Henry Hunloke, whose descendents continued to hold the land into the 20th century (Tilley 1899, 236-7). The earliest historic maps of the area depict the site as fields associated with Williamthorpe Hall. The fields lay between the Hall (site 2) and the Hall Farm (site 1). The 1843 tithe award indicates that the site was within the demesne lands of Williamthorpe, and was exempt from tithe duty to the church (DRO D2300/Z/P2). The landowner was the Lord of the Manor, Sir Henry Hunloke, baronet. The land had been enclosed into fields by the time of the 1835 Sanderson map (Figure 3), shown in more detail on the 1843 North Wingfield tithe map (Figure 4). An area of woodland depicted in 1835 as Hall Orchard Wood, and in the 1839 Heath tithe award as Williamthorpe Wood, was located to the east of the hall and the site (DRO D2360/3/120b).

By 1835, the main area of settlement in Williamthorpe (also referred to as Williamsthorp) was located around Hall Farm, and comprised a small group of structures, apparently farms and associated outbuildings, to either side of Heath Road. The 1843 tithe award suggests that the land was leased by Henry Hunloke to a variety of farmers with houses nearby. The site was divided between three tenants: Gervase Stringfellow, who also leased a small farmstead to the immediate northwest (plot 24); Joseph Swift, whose house was to the south of Hall Farm (plot 110), and Ann Farnsworth, of Hall Farm (Figure 4).

Between 1843 and 1864, the layout of the fields was reorganised, as depicted on a plan of the property of 'the Honorable Mrs Hunloke' (DRO D5266/3/2). This plan showed the same layout as the 1878 OS map (Figure 5). The site became part of one large field, with a footpath running along the western boundary, leading from Heath Road to Williamthorpe Hall.

Coal was being exploited in the area from the 1830s, when Lings Colliery, to the northwest of the site, was first sunk. This colliery operated until 1896. A pit was sunk near a farmstead known as Holme Wood, to the southwest of the site, in the 1870s (site 8). The Lings Colliery was owned by the Wingerworth Coal Company, which became known as the Hardwick Colliery Company following the sinking of Holme Wood Colliery, which was on the Duke of

Devonshire's Hardwick estate (Didham 1970). A railway branch line running to the colliery can be seen on the 1878 map. This branch appears to have been associated with the Midland Railway (site 10), established c.1865 to service collieries and ironworks in the area. In the 1890s, the Great Central Railway established a line running north through Heath and Williamthorpe (site 9), with a station off Heath Road, to the east of the site (site 4). A row of railway cottages survives nearby (site 5), though the railway line and the station were closed in 1963 and have been dismantled.

The 1898 map shows a slight expansion of the settlement at Williamthorpe, though very minor (Figure 6), and concentrated along Heath Road. The main expansion of the settlement took place in the first two decades of the 20th century. The Hardwick Colliery Company began sinking a further pit to the north of Williamthorpe Hall in 1901, though it took until 1905 for the shaft to be completed. This pit, known as Williamthorpe Colliery (site 6), was designed to be deeper than the surrounding pits, with underground roads driven in the Barnsley Seam from Holmewood Colliery towards the new pit, to enable coal carts to run to the base of the shaft by gravitation and avoid the need for power haulage (Didham 1970). Housing for the miners was built to the immediate east of the proposed development site (site 3), in rows of terraces first shown on the 1917 OS map (Figure 7). The majority of these houses were demolished in the 1970s and replaced by new development (see Figure 10), but some of the larger houses on Hunloke Street and Heath Road still survive.

There was a major phase of modernisation of the Williamthorpe Colliery plant between 1934 and 1940, following the arrival of a new manager. This included the replacement of most of the pit top infrastructure, including the provision of an aerial ropeway to carry the 'Smalls' coal to a special washer at Holmewood Colliery (Hardwick Colliery Co Ltd 1941). The aerial ropeway consisted of cables strung between pylons, carrying coal buckets (Plates 1 and 2). This ran through the proposed development site; its route and the locations of the pylons were shown on the 1938 OS map (Figure 8).

Allotment gardens had been established along the eastern edge of the proposed development site by 1917, and covered the whole site by 1938. These gardens were provided by the mining company for the occupants of the colliery houses, which had little or no garden space of their own. The allotments allowed miners and their families to gain outdoor exercise, and to grow some of their own food, as well as leading to the formation of horticultural clubs (Riden and Fowkes 2009, 161).

Williamthorpe Colliery operated until 1970, when the coal seams were exhausted. Holmewood Colliery closed in 1968. Following the closures, new factory estates were established on the colliery sites and the spoil sips were re-profiled and planted. A nature reserve with fish ponds was created at the northern end of Williamthorpe Colliery site (Riden and Fowkes 2009 166). Some of Williamthorpe Colliery's surface buildings survived until the 1990s, when they were demolished, though the aerial ropeway appears to have been removed by 1970. The historic maps also indicate that Williamthorpe Hall was demolished at some point between 1962 and 1980 (Figures 9 and 10). The proposed development site continued to be depicted as allotment gardens throughout the 20th century. Numerous small buildings, presumably sheds, were shown on the 1962 map. The site visit indicated that the allotments have been abandoned for a number of years.

4.2 Site visit

A site visit was undertaken on the 25th November 2011 by Glyn Davies. The site visit comprised a walkover survey to examine ground conditions and record any existing above-ground heritage assets. In addition, the Grade II Listed Williamthorpe Hall Farm was visited to examine its location and setting. Features identified during the survey were recorded on a sketch plan (Figure 11), and with digital photographs.

Topographically, the site lies on a north-facing slope in the village of Holmewood and is encircled by development on all four sides. Housing lies to the south, east (plate 3) and west while an industrial park is located to the north (plate 4).

The walkover survey identified that the site is now unused, with vegetation cover consisting of a mix of long grass, thistles, brambles and occasional bushes and trees. The vegetation varied from ankle to shoulder height and the thicker areas of brambles prevented access, most notably near the southern end of the site. There were no exposed soil surfaces, but the flourishing vegetation and its history as allotments suggest that a fertile and probably deep garden soil has developed. Some fly-tipping has taken place, particularly near to the entrances.

The only features identified during the walkover survey were related to the allotments that were located on the site from the early 20th century. Two overgrown parallel paths/tracks were identified running north-south across the site, splitting it into three strips of roughly equal width. The western path was only identifiable for approximately half the length of the site while most of the route of the eastern path could be traced (plate 5). These two paths are shown on O.S. maps from the 1930s to the 1980s (Figures 8-10), dividing up and providing access to the allotments.

Subdividing the site were the remains of several fences that had formerly marked out the allotments. These generally comprised wooden posts with wire fencing, although salvaged timber such as doorways had also been used (plate 6). These fences only survived in some areas and the full pattern of allotments could no longer be identified. Scattered among the former allotments were the remains of several buildings, presumably sheds. The surviving remains were generally of brick construction and were in poor condition, surviving up to waist height (plate 7), although a line of brick sheds with concrete roofs survived on the eastern side of the site (plate 8). In addition to these brick structures a possible concrete tank and the frame of a wooden greenhouse (plate 9) were also present. It is likely that other wooden sheds were once located on the site but these have not survived. A small patch of tarmac might have been the location of a former wooden shed or the remains of a patio area.

The former aerial ropeway for coal transport between Williamthorpe and Holmewood Collieries once crossed the allotments, and six support towers were located within the site. No remains of bases for these towers could be identified during the site visit; however, given the overgrown state of the site it may be that buried or obscured bases could survive.

To the south of the site, but not currently visible from the site is Williamthorpe Hall Farm, a Grade II Listed Building (site 1; plate 10). This building, located on Searston Avenue, lies within an area of 1920s-1930s red-brick housing.

5 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

5.1 Assessment criteria

The term 'heritage assets' covers a wide variety of features including: buildings; standing, buried and submerged archaeological remains, sites and landscapes; and parks and gardens, whether designated or not. Heritage assets hold meaning for society over and above functional utility. The significance of a heritage asset relates to its archaeological, architectural, artistic and historic interest. It is possible to distinguish between sites of national, regional, local or negligible archaeological significance based on period, rarity, documentation, group value, vulnerability and diversity.

An assessment of the potential for archaeological remains to be present is based on known archaeological sites in the vicinity, the nature of current and historic land use, and available information on the nature and condition of sub-surface deposits. A low potential reflects a below-average likelihood for the preservation of remains based on known parameters; moderate represents an average potential; and high would reflect an above-average potential for the survival of archaeology.

No previous archaeological investigations have been undertaken within the site and no geotechnical data was available at the time of writing, therefore the knowledge of below-ground conditions is currently poor.

5.2 Significance of potential archaeological remains

The features identified within the site all date to the 20th century and relate to the allotments that occupied the site for much of this period. The allotments were associated with the former miners' housing to the east of the site, but the surviving features are in poor condition and are considered to be of negligible cultural heritage significance. The nearest listed building is Williamthorpe Hall Farm, which backs onto the site. This is located on higher ground than the site and is already surrounded on three sides by 20th-century housing. The impact of the proposed development on the setting of this Grade II Listed Building is therefore considered to be low.

The potential for sub-surface archaeology is also considered to be generally low. The main potential is for remains associated with the support towers for the aerial ropeway constructed in the 1930s for Williamthorpe Colliery, which would be of local archaeological significance. The potential for remains relating to medieval occupation is unclear, as the extent of the medieval settlement at Williamthorpe is unknown. It is likely that the site comprised fields during most of the medieval and post-medieval periods. The use of the site as allotments may have disturbed or masked earlier deposits. There are no records of any archaeological artefacts having been recovered from the allotments, though such finds may not have been reported. No prehistoric to medieval artefacts have been recorded within 1km of the proposed development; however, this could be partially due to a lack of archaeological fieldwork within the area.

5.3 Impact of development proposals

The proposed development comprises the construction of a housing and flats, as well as landscaping of the surrounding land. No details on foundations and basements were available at the time of writing. Any groundworks involving excavation or the reduction of ground levels

has the potential to disturb buried deposits. Such groundworks could include the excavation of foundations, cellars and service trenches, as well as landscaping activities and road construction.

6 CONCLUSIONS

The desk-based assessment has revealed a generally low potential for buried archaeology within the proposed development area. Current features within the site are related to the derelict 20th-century allotment gardens associated with former miners' housing for Williamthorpe Colliery. The potential for remains associated with medieval settlement at Williamthorpe is unclear, due to the lack of recorded information for this hamlet. The current understanding of below-ground conditions is poor. The proposed development is within the immediate vicinity of a Grade II Listed Building. The impact of the development on the setting of the building is considered to be low.

If geotechnical trial pits are planned at the site, archaeological monitoring of these trial pits would provide useful additional information on below ground deposits. This in turn may enhance the understanding of the archaeological potential of the site. The Development Control Archaeologist for Derbyshire County Council should be consulted on the results of this desk-based assessment and any archaeological requirements for the site.

7 LIST OF SOURCES

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Documents

1839 Heath tithe award. (DRO [Derbyshire Record Office] D2360/3/120b)

1843 North Wingfield tithe award. (DRO D2300/Z/P/2)

Historic maps

1823 Heath and Stainsby enclosure map. (DRO Q/RI 89)

1835 George Sanderson's map of 25 miles around Mansfield.

1839 Heath tithe map. (DRO D2360/3/120a)

1843 North Wingfield tithe map. (DRO D2300 Z/P/1)

1864 Plan of an estate in Williamthorpe, Heath, Ault Hucknall and Hasland, property of the Honorable Mrs Hunloke. (DRO 5266/3/2)

1878 OS 25 inch: 1 mile map sheet Derbyshire 30.4.

1898 OS 25 inch: 1 mile map sheet Derbyshire 30.4.

1917 OS 25 inch: 1 mile map sheet Derbyshire 30.4.

1936 Map of Sir Philip Hunloke's property at North Wingfield and Holmewood, sheet 4. (DRO 5266/3/1)

1938 OS 25 inch: 1 mile map sheet Derbyshire 30.4.

1955 OS 1:1250 map sheets SK 4265 NE, SK 4365 NW, SK 4266 SE and SK 4366 SW.

1962 OS 1:1250 map sheets SK 4265 NE, SK 4365 NW and SK 4266 SE.

1972 OS 1:1250 map sheet SK 4366 SW.

1980 OS 1:1250 map sheets SK 4265 NE, SK 4365 NW and SK 4266 SW.

1985 OS 1:1250 map sheet SK 4366 SE.

Historic images

DCNE000884: Photograph of the aerial ropeway station at Williamthorpe Colliery, 1940.

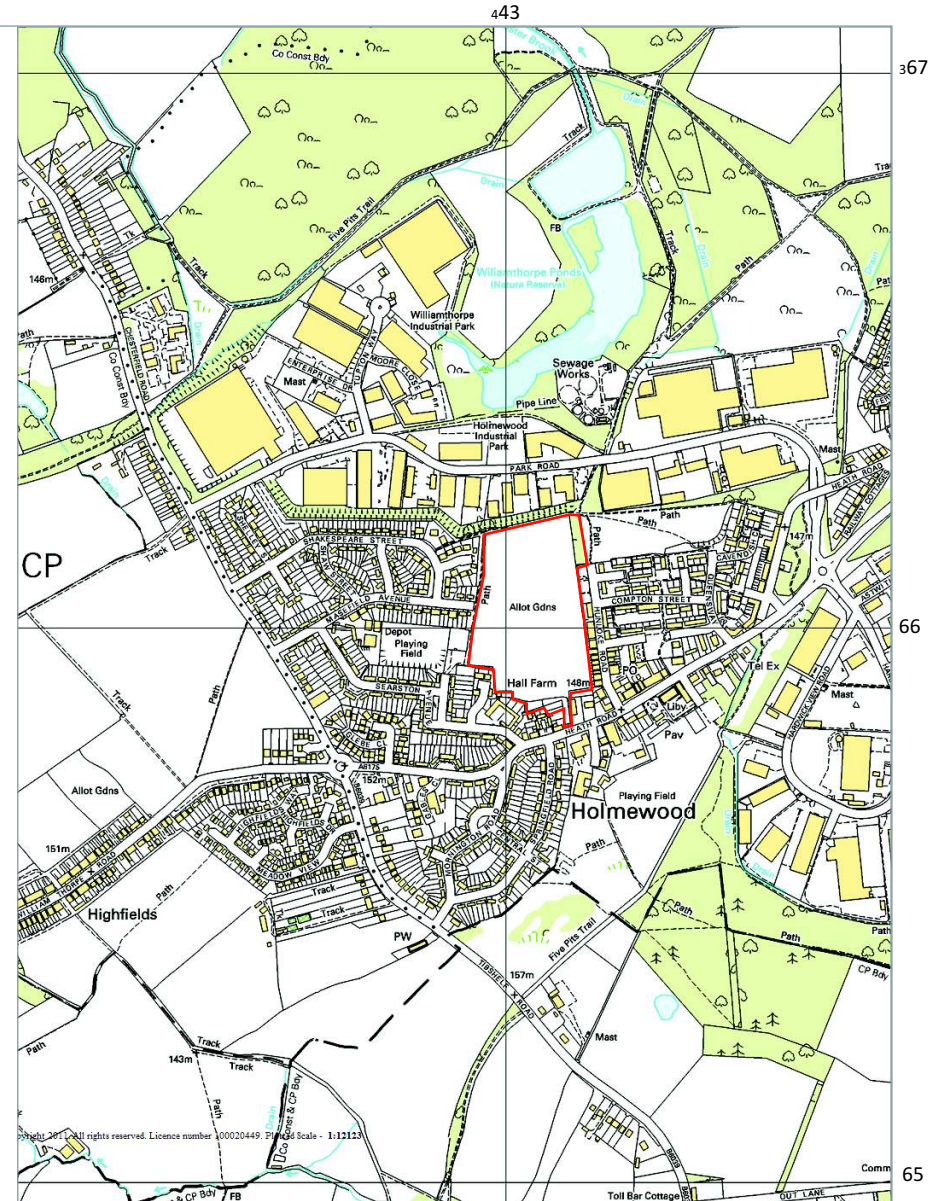
DCNE000643: Photograph of a parade at Williamthorpe, 1950s.

(Photographs from Picture the Past, www.picturethepast.org.uk)

8 ACKNOWLEDGEMENTS

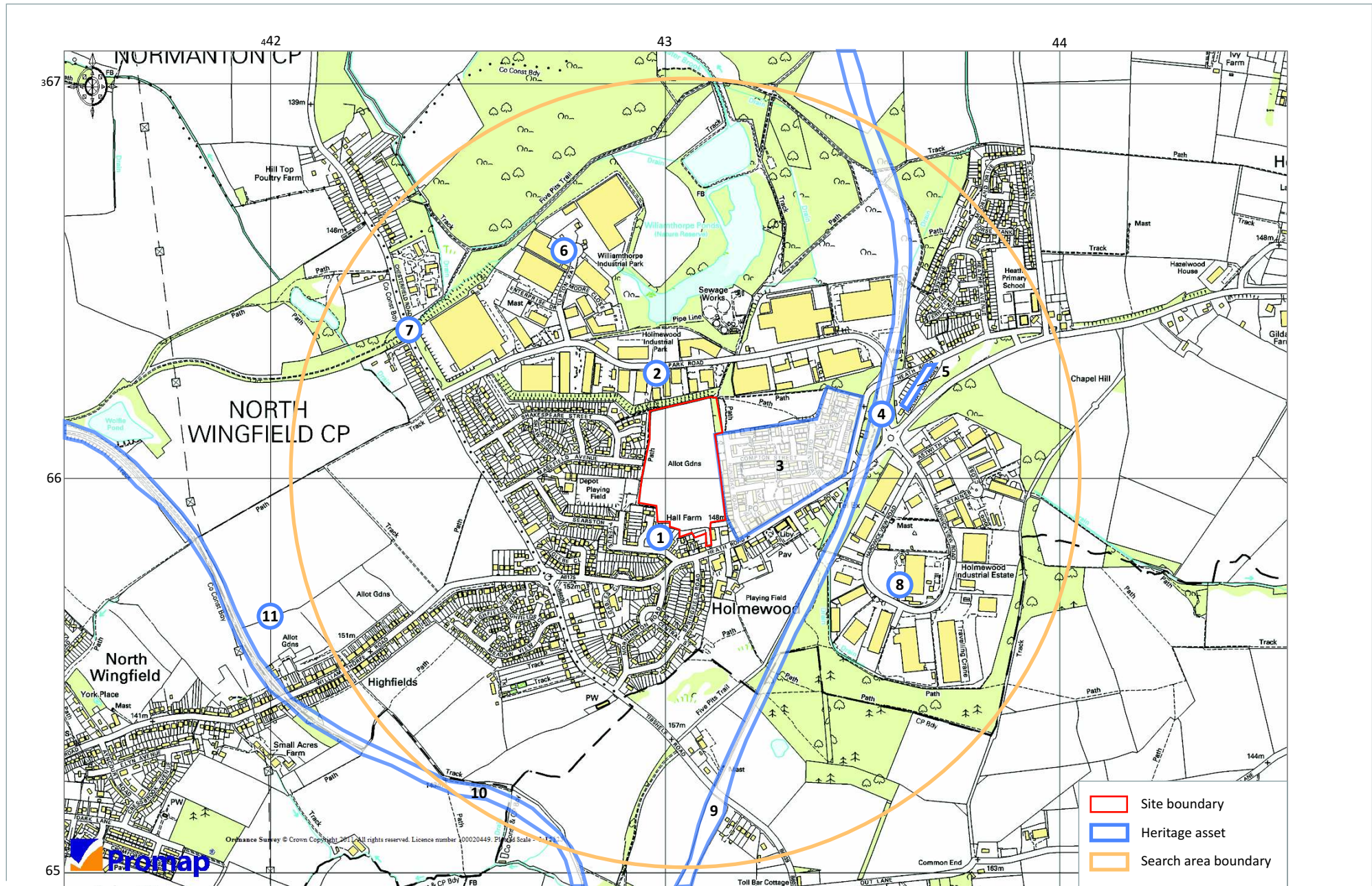
The author would like to thank Gill Stroud at Derbyshire County Council Archaeology Services, and the staff of Derbyshire Record Office and Matlock Local Studies Library, for their aid and assistance.

9 FIGURES



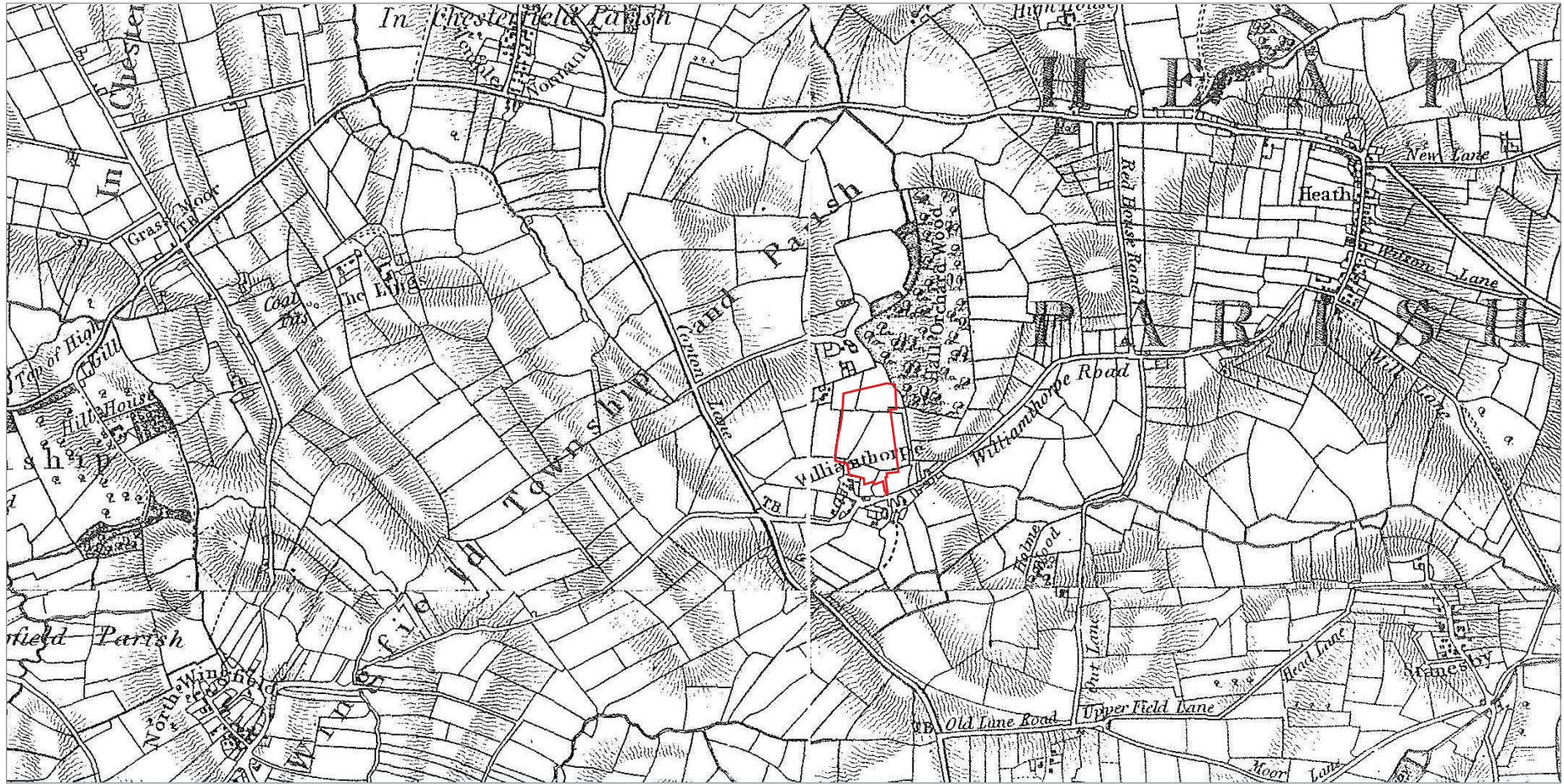
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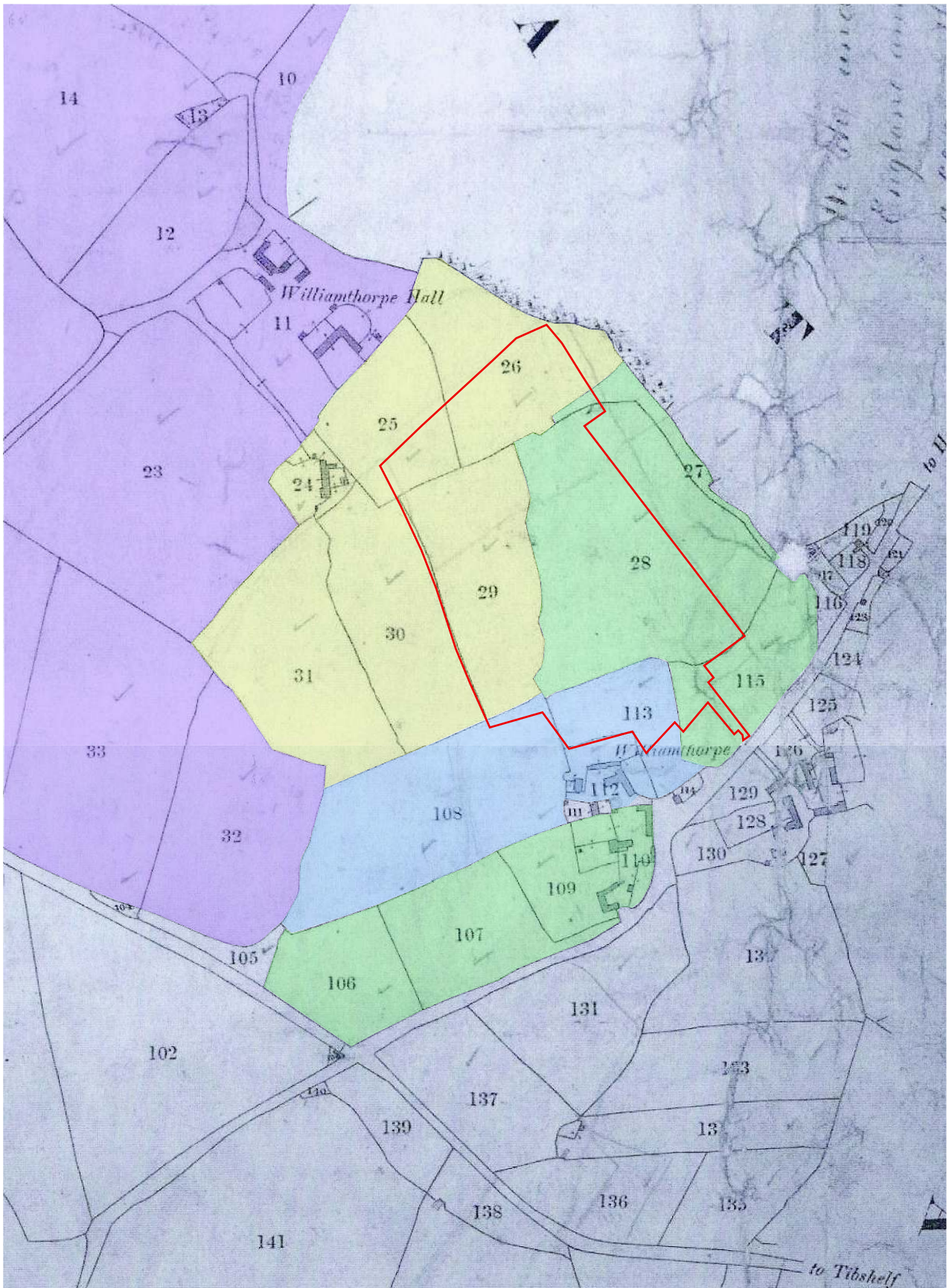
Figure 1: Site location map



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Figure 2: Location of known heritage assets





Land holdings (leased from Sir Henry Hunloke, baronet)

- Richard Devon
- Gervase Stringfellow
- John Swift
- Ann Farnsworth



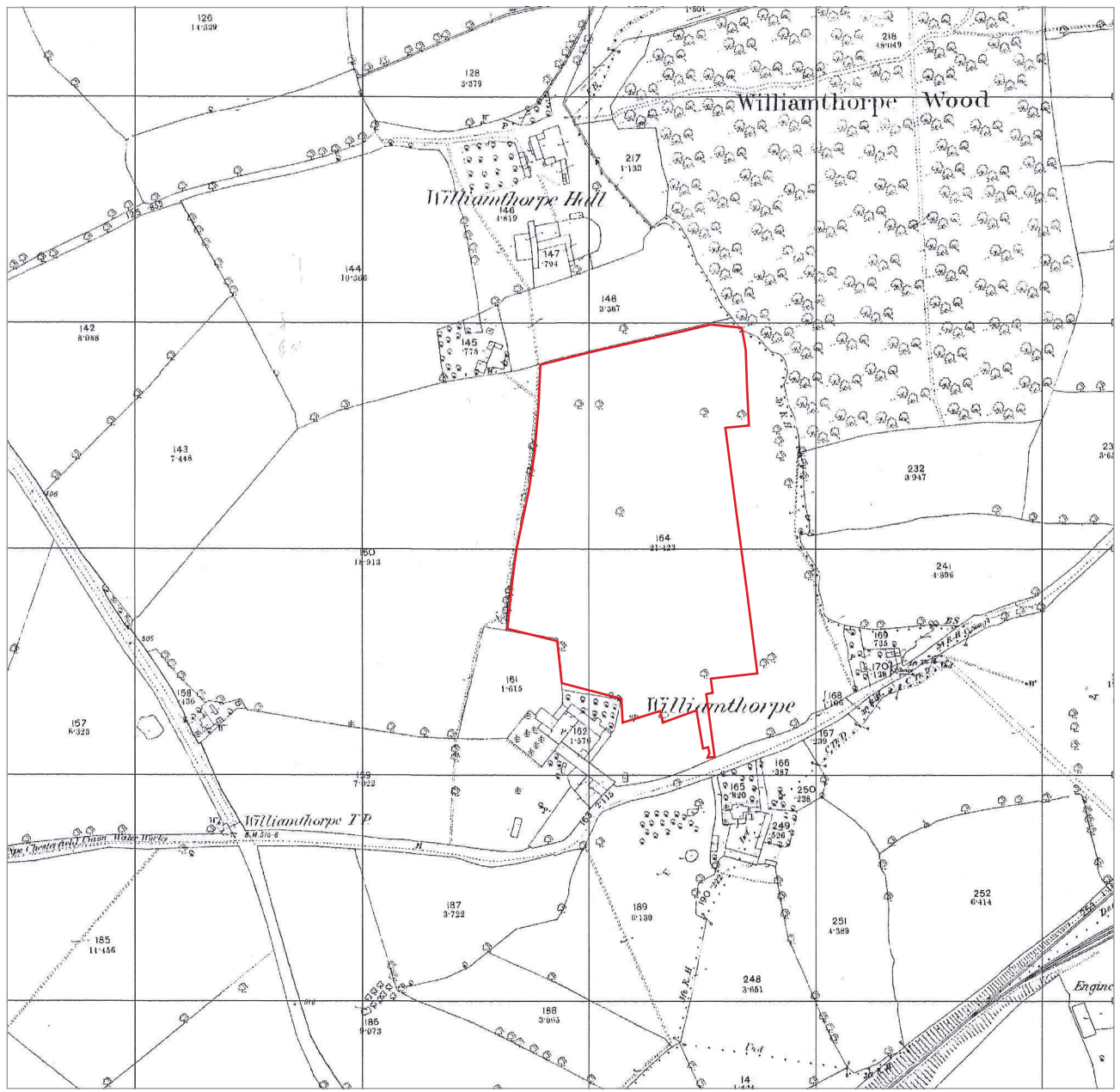
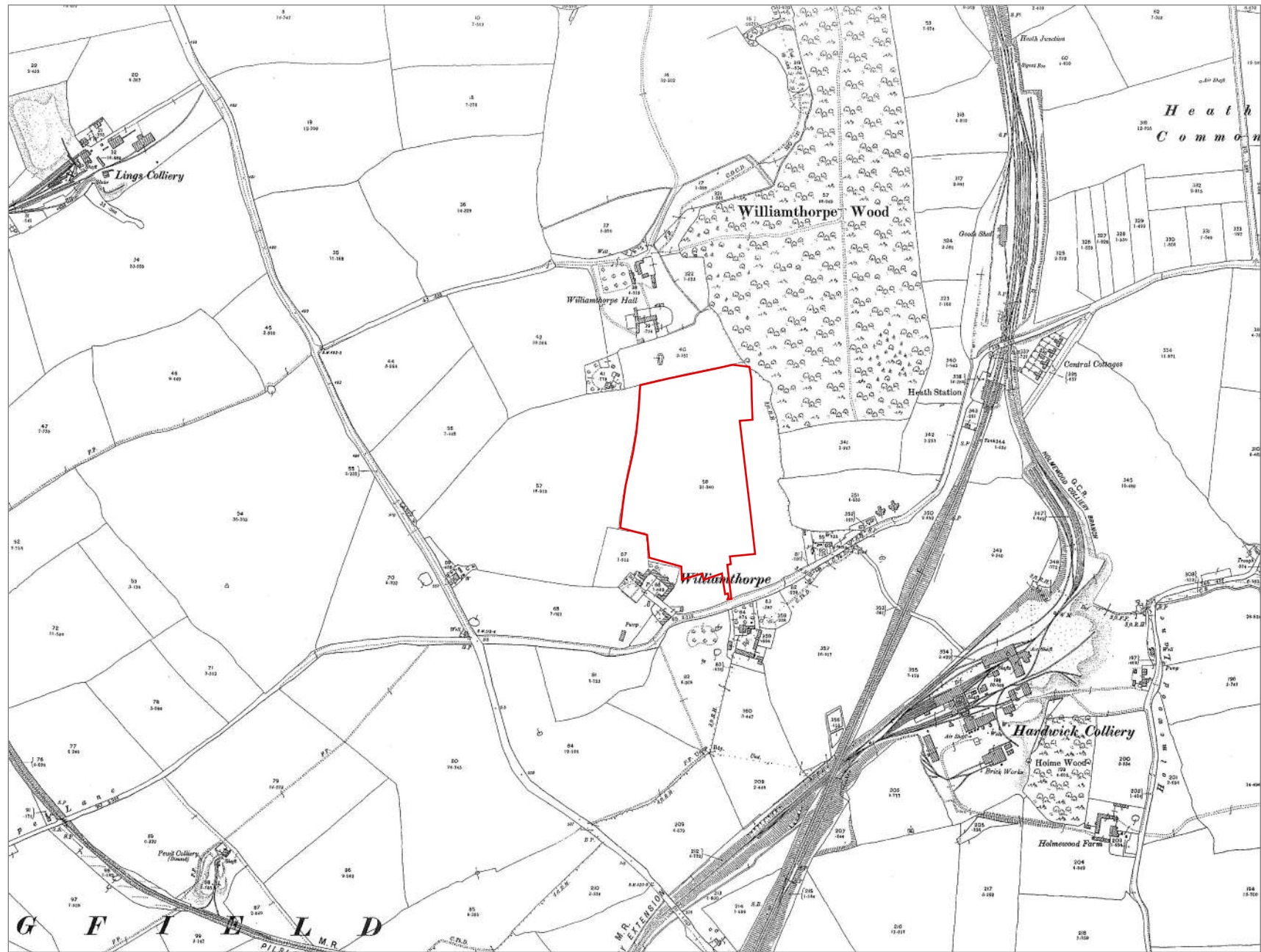


Figure 5: 1878 OS map



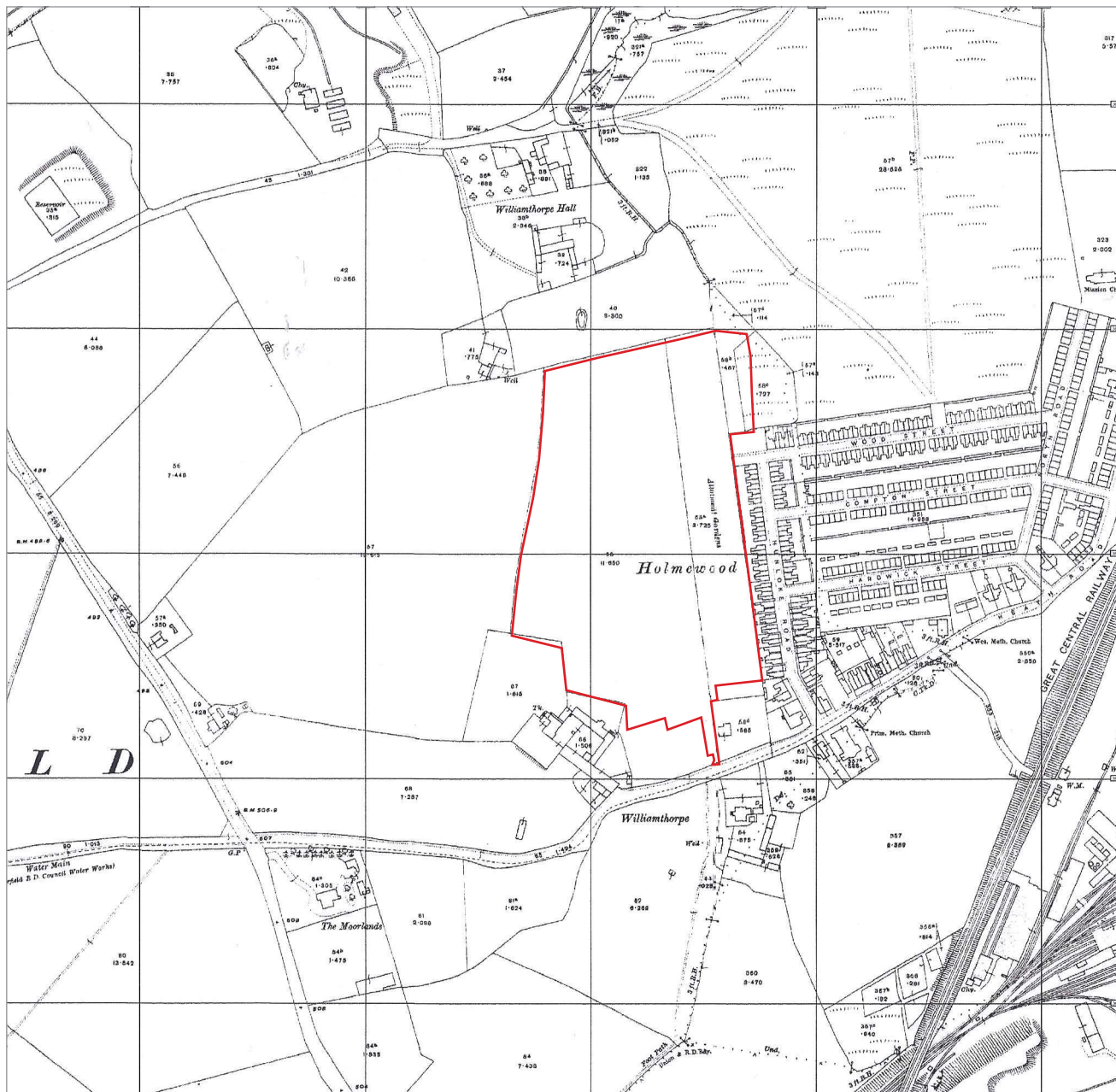


Figure 7: 1917 OS map

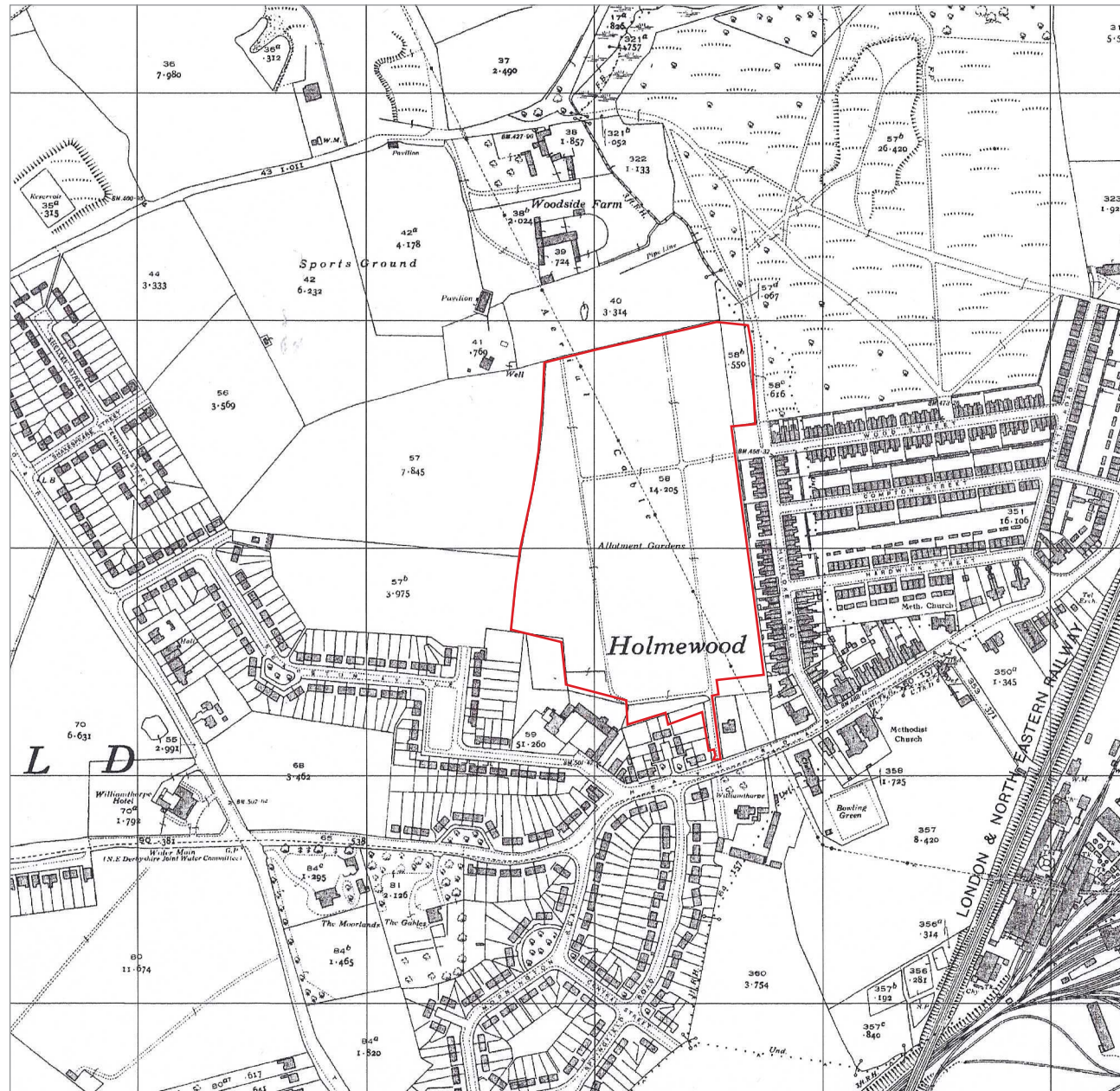
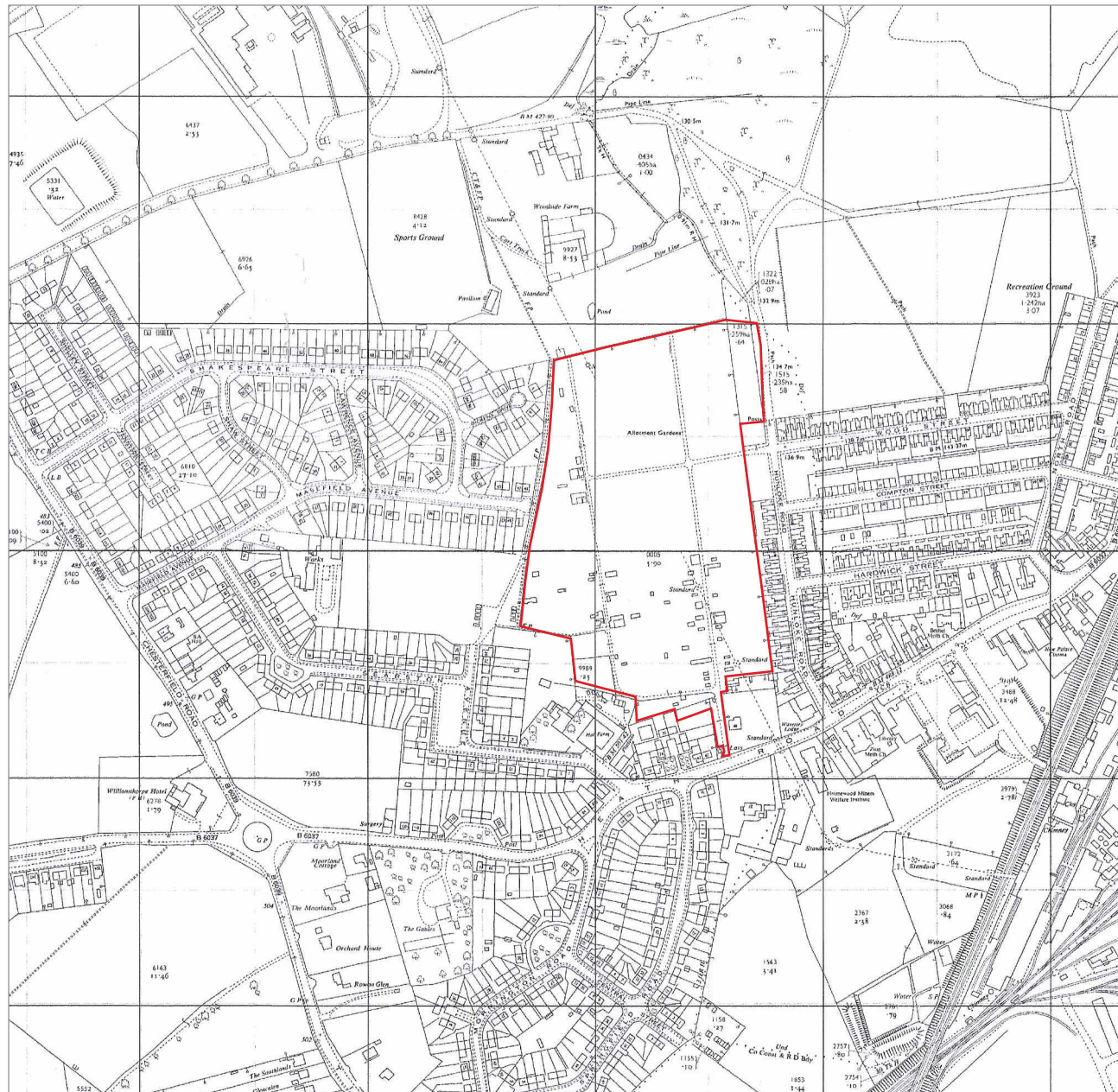
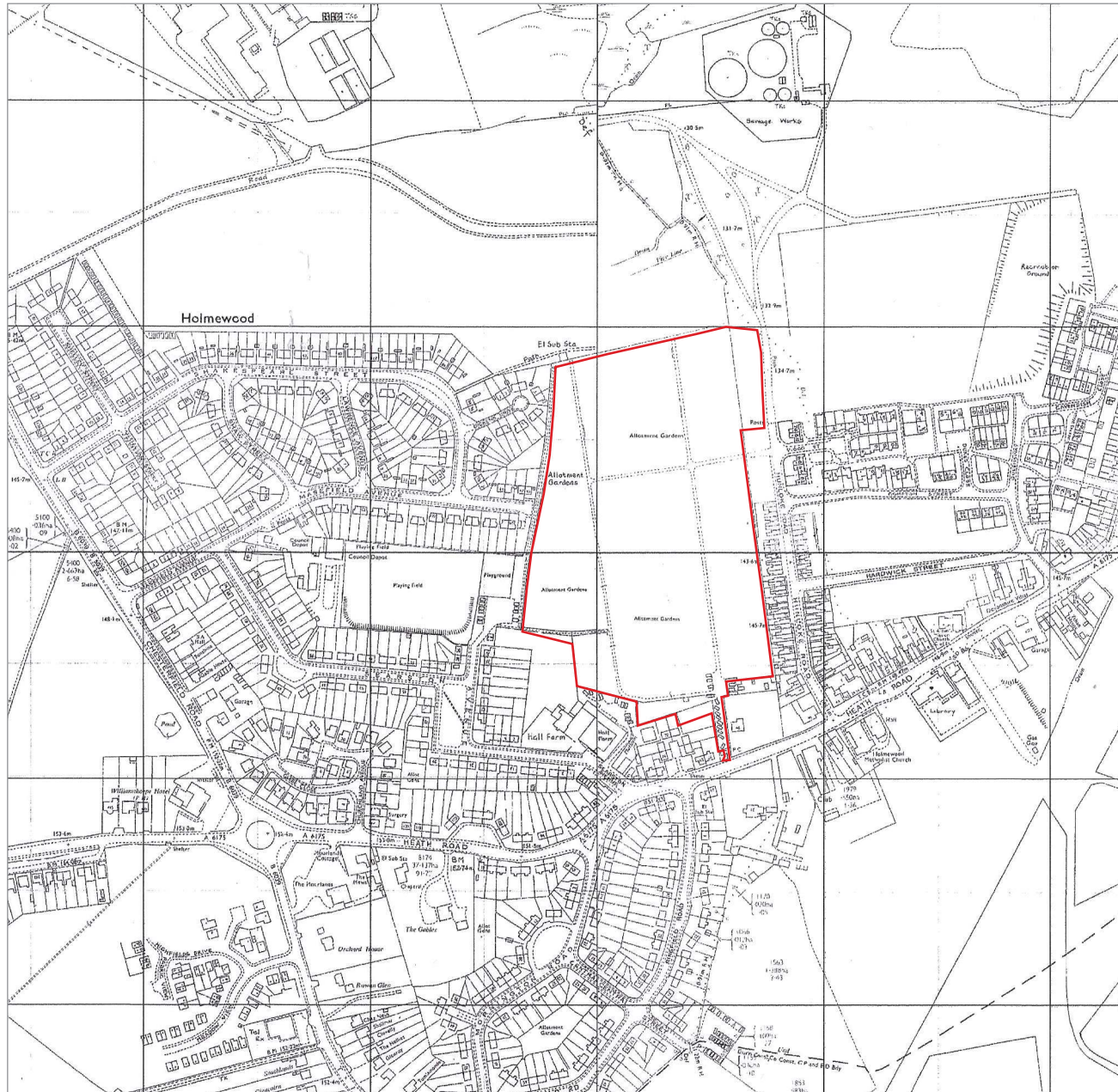


Figure 8: 1938 OS map



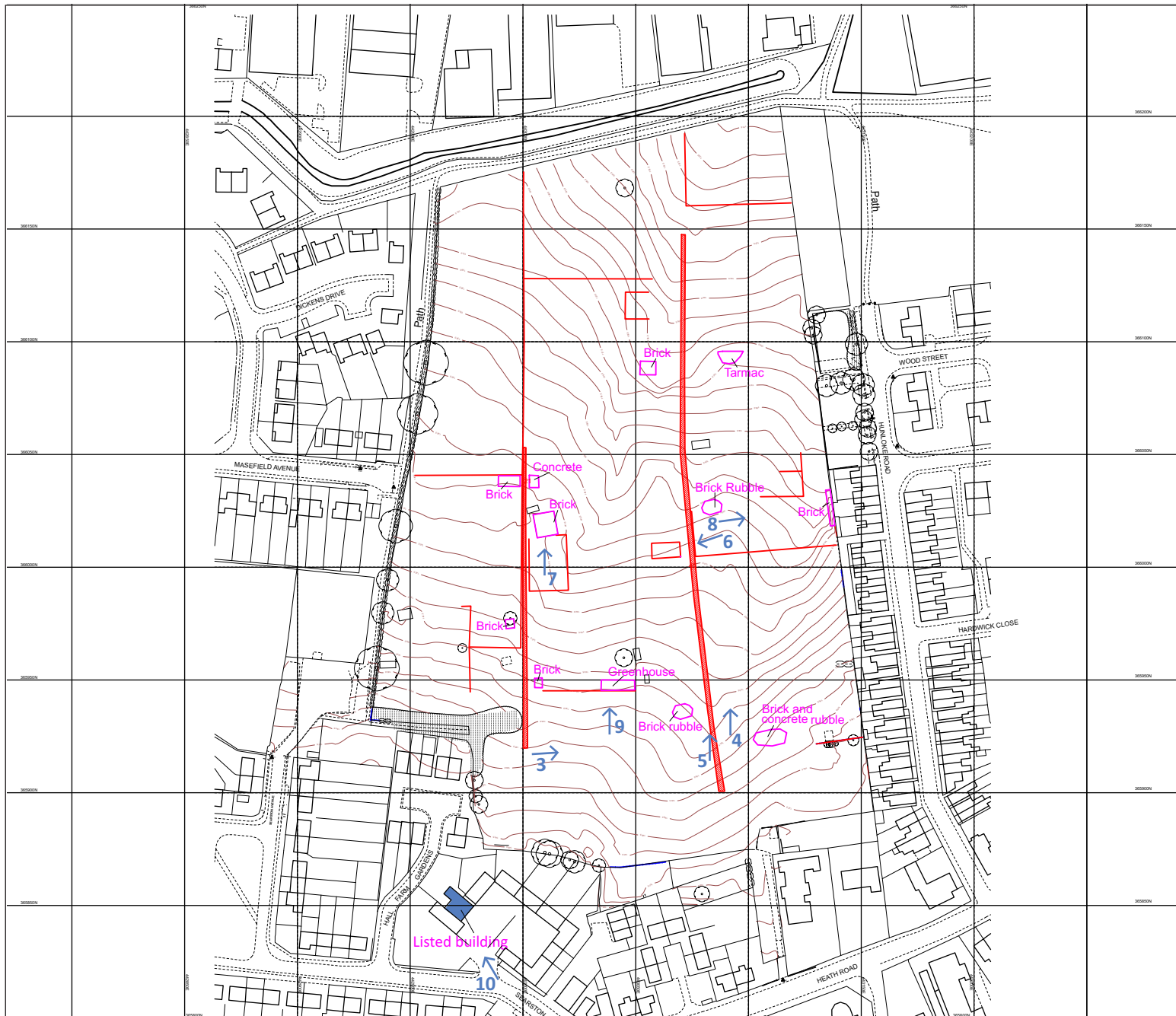
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Figure 9: 1962-70 map



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Figure 10: 1980-85 OS map



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Figure 11: Site plan showing current features and photo locations

10 PLATES



Plate 1: Photograph of the aerial ropeway station at the refurbished Williamthorpe Colliery, 1941

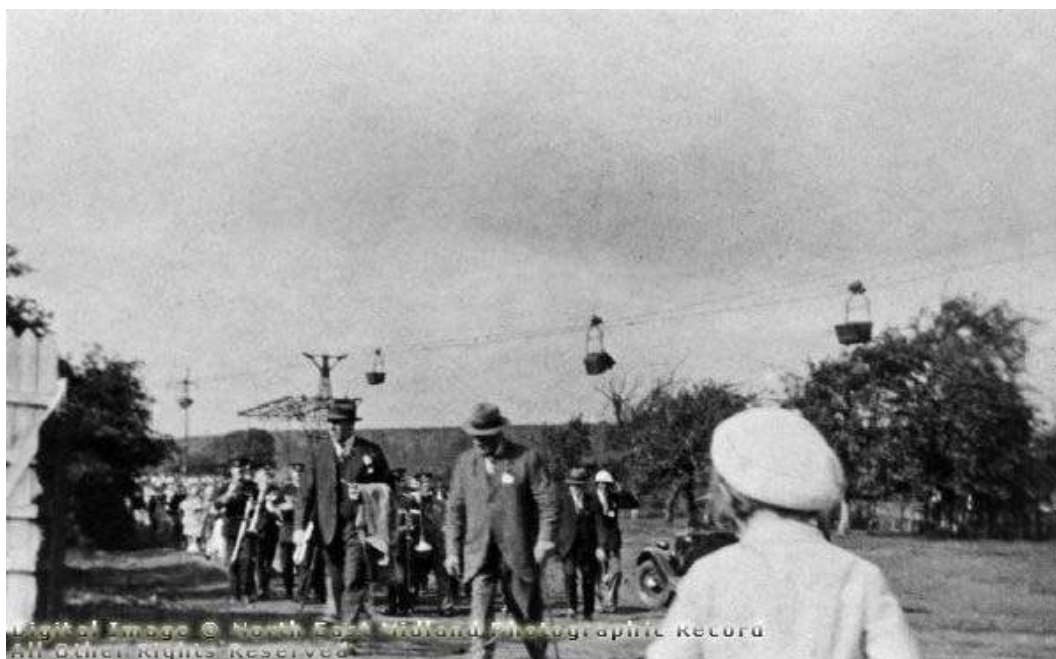


Plate 2: View of the aerial ropeway from a photograph of a parade in the 1950s
(Historic photographs © Picture the Past)



Plate 3: View east across site towards housing on Hunloke Road



Plate 4: View north across site towards industrial estate



Plate 5: View north along eastern allotment path



Plate 6: Wooden posts for wire fence and reused doorway, defining old allotment boundary, viewed facing southwest



Plate 7: Remains of brick shed, viewed facing north



Plate 8: Brick and concrete sheds at eastern edge of site, viewed facing east



Plate 9: Remains of wooden greenhouse, viewed facing north



Plate 10: Grade II Listed Williamthorpe Hall Farm, viewed facing northwest

APPENDIX 1 – GAZETTEER OF KNOWN HERITAGE ASSETS

Locations shown on Figure 2.

Site no	Description	NGR	Reference
1	Williamthorpe Hall Farm. Grade II listed. Early 18 th -century farmhouse. Coursed sandstone with sandstone dressings. Stone slate and welsh slate roofs. Two storeys. 19 th -century house and barns attached to south and north, neither of listable quality.	SK 42977 65854	LB 1311716
2	Site of Williamthorpe Hall. A manor house/hall was on this site from at least the early 17 th century until the 20 th century, possibly also known as Woodthorpe Hall. Possibly also the site of a medieval manor house. It was demolished between 1962 and 1985. The hall was shown on the 1835 Sanderson map, the name changing to Woodside Farm between 1917 and 1938.	SK 4298 6625	1835 map 1878-1985 OS maps
3	Site of colliery housing, Holmewood. Early 20 th -century housing, associated with the Wingerworth Colliery Company's Holmewood Colliery. First shown on the 1917 OS map. Long terraces with some ornate features. A public house, Holmewood Hotel, was incorporated in the centre of the main terrace. The majority was demolished in 1974, with original housing standing only on Hunloke Road and Heath Road.	SK 433 660	HER 7711
4	Site of Heath Station. Railway station on the Manchester, Sheffield and Lincolnshire Railway (later the Great Central Railway), opened in 1893 and closed in 1963.	SK 453 661	Pastscape 1898-1985 OS maps
5	Railway cottages (formerly Central Cottages), Heath Road, Holmewood. Late 19 th -century housing for Great Central Railway workers, shown on 1898 OS map. Four blocks of two houses adjacent to the site of the former station. Brick with tile roofs, ornate woodwork and porches.	SK 436 662	HER 7710
6	Site of Williamthorpe Colliery. The site featured a pair of early 20 th -century glazed brick heapsteads (colliery surface buildings), modified in 1938-40. Sinking of the shafts started in 1901, but the pit was not opened until 1905 due to problems with drainage. The pit was the deepest in the area. It closed in 1970, and the heapsteads were dismantled in the mid-1990s.	SK 42757 66588	Pastscape
7	Road bridge, Chesterfield Road, North Wingfield. Early 20 th -century blue-brick railway bridge taking the Temple Normanton-Tibshelf road over the line of the former Midland Railway branch to Williamthorpe. Bridge and branch line first shown on the 1917 OS map.	SK 423 663	HER 10810
8	Site of Hardwick/Holmewood Colliery. Operated between 1868 and 1968. An industrial estate now covers the site.	SK 436 657	1878-1985 OS maps
9	Route of the Great Central Railway through Derbyshire, fully open in 1892. Now dismantled.	SK 4271 6404 (centred)	HER 99023
10	Route of the Midland Railway's Pilsley Extension branch line, opened in 1865 to serve local collieries. Now dismantled.	SK 3963 6785	HER 99024
11	Possible site of North Wingfield iron smelting furnace, 17 th -century date. The furnace was supplied with charcoal from Bushy Park, and in May 1662, 409 tons of raw iron were turned out. The site of this furnace was not established in field investigation.	SK 420 656	HER 10806